



Scalpccliffe Road, Burton-On-Trent, DE15 9AB

Nicholas  
Humphreys

£349,000

\*\*\* Impressive Period Property \*\* Desirable Traditional Road \*\* Four Bedroom Accommodation \*\*\*

A traditional Victorian semi-detached home situated along the highly desirable Scalpcliffe Road in Burton-on-Trent. Set back from the road with driveway, carport and garage, this spacious property offers four bedrooms arranged over three floors, three reception areas, kitchen diner lounge, sitting room and ground floor shower room.

Retaining many period features including high ceilings and coving, the home provides excellent potential for modernisation and refurbishment. A generous plot, set back from the road and an attractive rear garden.

Offered for sale with no upward chain, this substantial property presents an exciting opportunity to create a beautiful family residence in a sought-after location. Viewings strictly by appointment only.



## The Accommodation

A traditional Victorian semi-detached residence positioned along the highly desirable Scalpcliffe Road in Burton-on-Trent, a location renowned for its attractive period homes and established residential setting. This particular property is set back from the road behind a block-paved driveway providing off-road parking and leading to a single garage, creating an impressive approach befitting its character.

The internal accommodation is entered via the front entrance door into a welcoming reception hallway, having staircase rising to the first-floor accommodation, a wall-mounted electric storage heater and a useful understairs storage cupboard. Positioned to the front elevation is a spacious lounge featuring a delightful walk-in bay window incorporating uPVC double-glazed windows, high ceilings with picture rail, and a wall-mounted gas fire. Double doors open through to the separate sitting room, creating versatile reception space ideal for family living and entertaining. The sitting room enjoys French single-glazed patio doors opening onto the rear garden, a living flame-effect gas fire and retains original coving, with a further door returning to the hallway.

To the rear of the property is the kitchen diner, fitted with a stainless steel sink unit set within preparation work surfaces, a wide selection of base cupboards and eye-level wall units, freestanding cooker space with gas point, and plumbing and appliance space for a washing machine. There is a built-in pantry cupboard, a wall-mounted gas-fired hot water boiler with potential to run a central heating system (not currently connected), a uPVC double-glazed window overlooking the side patio and a rear access door leading into the garden. An internal door leads to the ground floor shower room, which is fitted with a WC, hand wash basin and shower enclosure, complemented by a single-glazed window to the rear elevation.

The first-floor landing provides access to three well-proportioned double bedrooms and the family bathroom, with a further staircase rising to the second-floor accommodation. The principal bedroom spans the front elevation and benefits from two uPVC double-glazed windows and built-in double wardrobes. Two additional double bedrooms are positioned to the rear, both enjoying views over the garden, with the third bedroom also benefiting from dual aspect windows and a useful built-in storage cupboard. The family bathroom is fitted with a three-piece suite comprising WC, hand wash basin and panel bath, with a uPVC double-glazed window to the side elevation.

The second floor provides an additional bedroom, incorporating a built-in cabin bed with storage cupboards, a uPVC double-glazed window to the rear aspect, a further uPVC double-glazed window incorporating fire escape access, and an internal door leading to useful loft space.

Externally, the property offers excellent outdoor space including off-road parking, carport and garage. The enclosed rear garden features an extensive paved patio area, several outbuildings and gated access leading through to a lawned garden with a mixture of fence and hedge boundaries, within an established setting.

This charming Victorian home offers tremendous scope to create a substantial family residence, retaining many period features including high ceilings, coving and generous room proportions. The property would benefit from moderate redecoration and refurbishment but presents an exciting opportunity for buyers seeking character accommodation within a sought-after Burton-on-Trent location.

Offered for sale with no upward chain, all internal viewings are strictly by appointment only.

## Reception Hallway

## Lounge

14'9 max x 12'5

## Sitting Room

14'0 max x 10'9

## Kitchen Diner

22'3 x 10'1

## Shower Room

## First Floor

## Bedroom One

14'10 max x 12'1 max

## Bedroom Two

13'9 max x 10'8

## Bedroom Three

11'1 x 10'3

## Bathroom

## Bedroom Four

18'11 x 9'9 max

## Garage & Car Port

Property construction: Traditional

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Occasional Electric Room Heaters

Council Tax Band: C

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom

link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.  
Draft details awaiting vendor approval and subject to change, awaiting EPC inspection



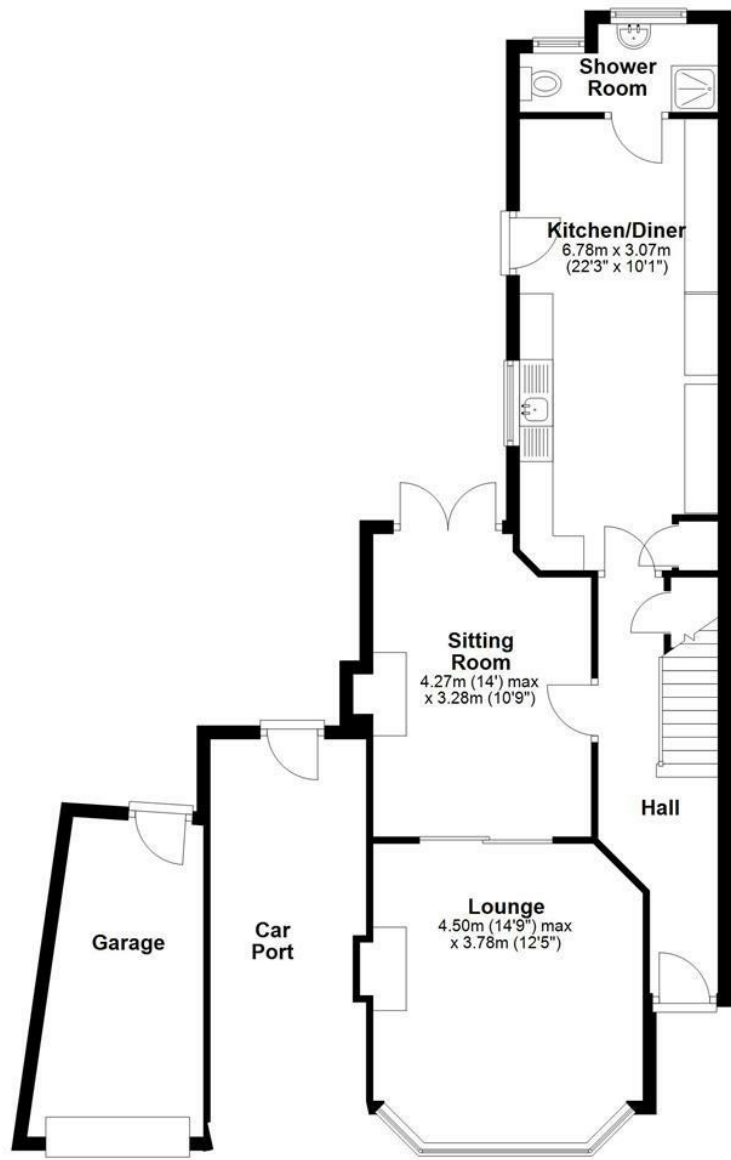




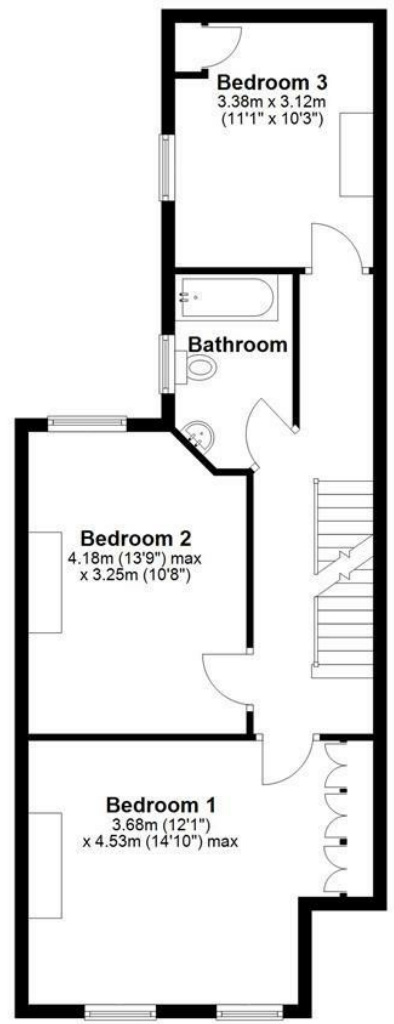




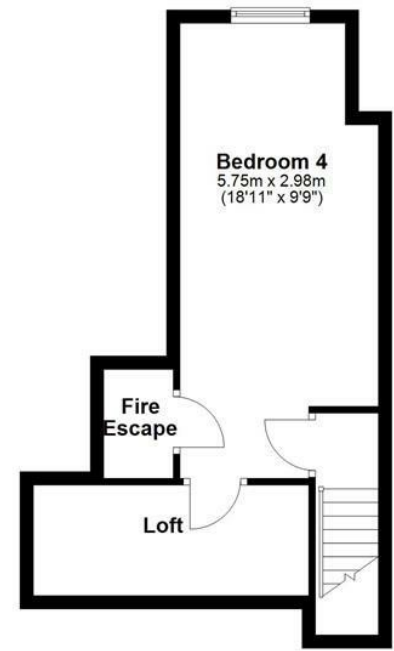
**Ground Floor**



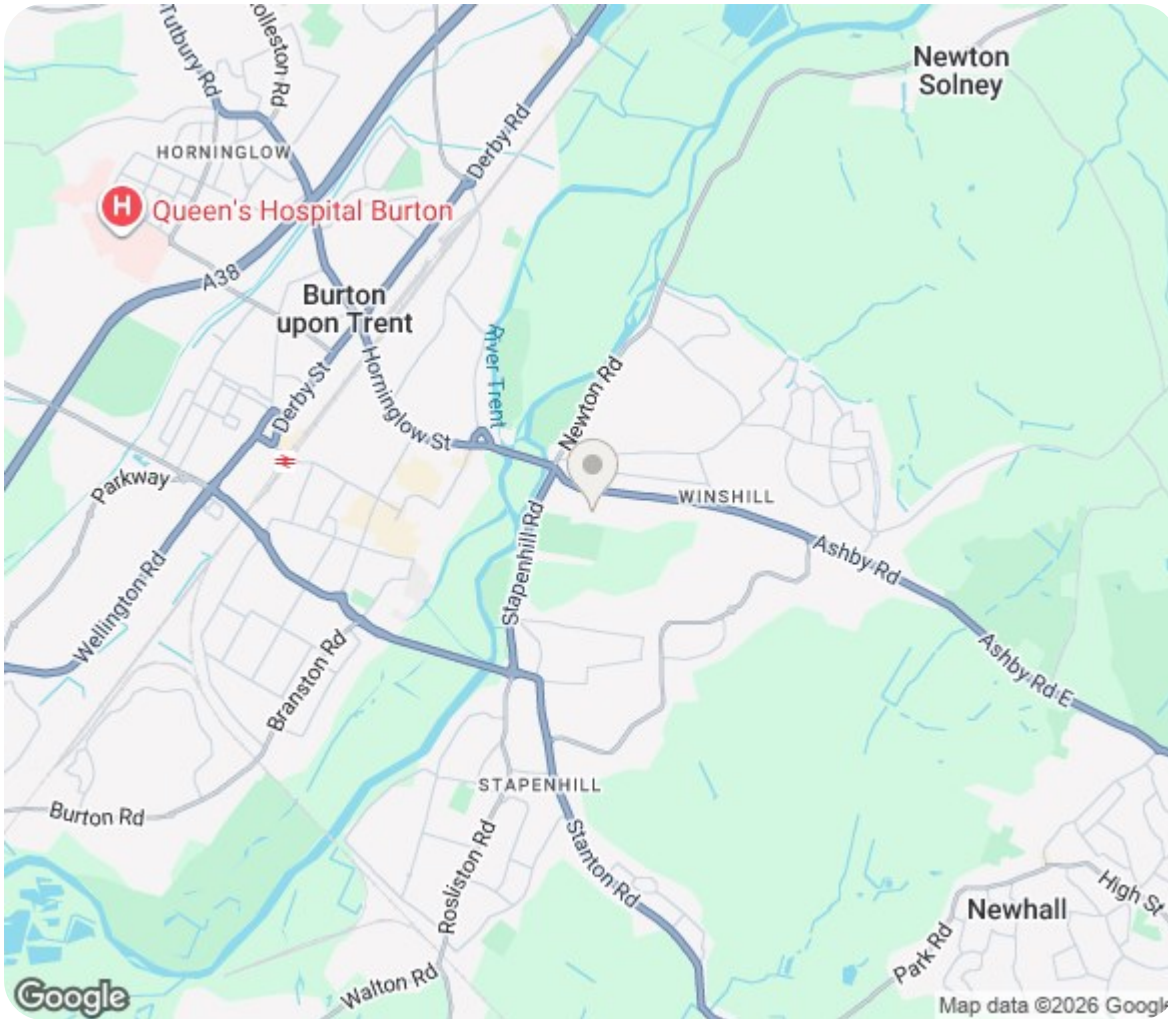
**First Floor**



**Second Floor**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band C      Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective Licence Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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